BILL GARRETT, Davidson County
Trans:T20150064744 DEEDWARR
Recvd: 08/05/15 10:02 2 pgs
Fees:13.00 Taxes:2127.50
20150805-0077746

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 575,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2015.

Notary Public

My commission expires: 02.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lucia C. McKnight **Joseph B. McKnight**	**NEW OWNERS**	**10413011100**
3803 Rolland Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William O Perry and Julia C. Perry, husband and wife, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucia C. McKnight and Joseph B. McKnight, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 6 and the westerly 33 feet of Lot No. 7, on the plan of Abraham's Subdivision of Lot No. 22. on the Whitland Realty Co.'s Subdivision, Block L, as of record in Plat Book 547, page 87, said Register's Office for said County, to which reference is made for a more complete description.

Said parts of said lots adjoin and front together 68 feet on the southerly margin of Rolland Road, and runs back between lines, measuring 216 feet, more or less, on the easterly line of 218 feet, more or less, on the westerly line to a dead line in the rear, measuring 68 feet thereon.

Being the same property conveyed to William O Perry and Julia C. Perry, husband and wife, as joint tenants with right of survivorship by Quitclaim Deed from Julis C. Perry dated 04/28/12 and recorded on 05/07/12 in Instrument No. 20120507-0039049, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3803 Rolland Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of August, 2015.

William O Perry

Julia C. Perry
By: William O. Perry
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William O Perry , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **WILLIAM O. PERRY** to me known to be the person who executed the foregoing instrument in behalf of **JULIA C. PERRY** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **JULIA C. PERRY.**

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY